PLANNING DIVISION STAFF REPORT

July 23, 2018

PREPARED FOR THE LANDMARKS COMMISSION

Project Name & Address:	**1374 Williamson Street**
Application Type(s):	**Certificate of Appropriateness for exterior alterations in a historic district**
Legistar File ID #	52416
Prepared By:	Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared:	July 16, 2018

Summary

Project Applicant/Contact:	James McFadden
Requested Action:	The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations including construction of an outdoor dining porch/deck in the Third Lake Ridge Historic District.

Background Information

Parcel Location/Information: The subject site is located along Williamson Street in the Third Lake Ridge Historic District.

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

(1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:

(a) NA

(b) NA

(c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.

(d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT

(7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.

Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:

(a) Height

(b) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids

(c) Alterations of street facade(s) shall retain the original or existing historical materials.
(d) Alterations of roof shall retain its existing historical appearance.

Analysis and Conclusion

41.18 (1)(c) instructs the Commission refer to 41.23(7). A brief discussion of 41.23(7) is below:

(a) The height of the building is not being affected by the construction of a dining porch.
(b) The existing historical proportion and rhythm of solids to voids is generally not being changed. The window on the east side elevation appears to be obscured by the proposed deck.
(c) The proposed dining porch will be constructed with corner newels and beveled siding low walls, screen walls and areas between the porch and grade. The front railing will be horizontal cables for visual transparency.
(d) The roof is not being altered.

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. The alterations made to structures in historic districts should be carefully evaluated to ensure retention of historic significance and character in the district. In this case, the overall form and historic qualities of the building are being retained. The dining porch could be removed in the future. The linking of two buildings by a wood porch structure across the side yards is not a typical treatment in a historic district.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the installation of the dining porch may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The applicant shall describe the proposed ramp railing materials and appearance on the Gib's property.
2. The applicant shall describe the proposed porch materials in detail.